



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2014 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

May 5, 2014 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY

APPLICANT: Peoples' Self-Help Housing Corporation

PROJECT NAME: Los Robles Terrace

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Cashier's Check Only

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$187,895 annual Federal Credits, and

\$266,627 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (g). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the sponsor beyond the

application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement if I am requesting housing type competitive points, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 10 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this ____ day of _____, 2014 at
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	City of Paso Robles	
City Manager:	James App *	
Title:	City Manager	
Mailing Address:	1000 Spring Street	
City:	Paso Robles	
Zip Code:	93446	
Phone Number:	805-237-3888	Ext.
FAX Number:	805-237-4032	
E-mail:	japp@prcity.com	

* For City Manager, please refer to the following the website below:
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

Is this project a Re-syndication of a current TCAC project?

If yes to either question above, enter the current application number and the amount currently allocated and being returned, if applicable:

TCAC # CA - -

Federal Credit:

State Credit:

If State Credit is requested, is this State Farmworker Credit? No

B. Project Information

Project Name: Los Robles Terrace

Site Address: 2940 Spring Street

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Paso Robles County: San Luis Obispo

Zip Code: 93446 Census Tract: 101001025.00

Assessor's Parcel Number(s): 008-081-027 and 008-081-028

Special Needs Project located in a DDA or QCT: No

Special Needs with 130% basis & State Credits: No

Project is a Scattered Site Project: No

Project is **Rural** as defined by TCAC Regulation

Section 10302(jj):

Yes

*Federal Congressional District: 24

*State Assembly District: 35

*State Senate District: 17

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State	\$187,895	\$266,627
	(federal)	(state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(g) & 10325(g))

Seniors

If you selected Special Needs please list the percentage of Special Needs Units:

If between 50% and 75%, please specify other housing type construction standards that will be met:

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

Central Coast Region: Monterey, San Luis Obispo, Santa Barbara, Santa

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership:	N/A
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	Yes
Applicant is the project developer and will be part of the final ownership entity for the project:	Yes
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

B. Applicant Contact Information

Applicant Name:	Peoples' Self-Help Housing Corporation		
Street Address:	3533 Empleo Street		
City:	San Luis Obispo	State: CA	Zip Code: 93401
Contact Person:	Mark Wilson		
Phone:	805-540-2460	Ext.:	Fax: 805-544-1901
Email:	markw@pshhc.org		

C. Legal Status of Applicant:

Corporation	Parent Company: N/A
If Other, Specify:	Non-profit

D. General Partner(s) Information

D(1) General Partner Name:	Peoples' Self-Help Housing Corporation		
Street Address:	3533 Empleo Street		
City:	San Luis Obispo	State: CA	Zip Code: 93401
Contact Person:	Mark Wilson		
Phone:	805-540-2460	Ext.:	Fax: 805-544-1901
Email:	markw@pshhc.org		
Nonprofit/For Profit:	Nonprofit	Parent Company: N/A	

D(2) General Partner Name:			
Street Address:			
City:		State:	Zip Code:
Contact Person:			
Phone:		Ext.:	Fax:
Email:			
Nonprofit/For Profit:	(select one)	Parent Company:	

D(3) General Partner Name:			
Street Address:			
City:		State:	Zip Code:
Contact Person:			
Phone:		Ext.:	Fax:
Email:			
Nonprofit/For Profit:	(select one)	Parent Company:	

E. General Partner(s) or Principal Owner(s) Type

Nonprofit

If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2)

F. Status of Ownership Entity

currently exists If to be formed, enter date: _____

**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name:	California Housing Partnership Corp.		
Street Address:	600 Wilshire Blvd., Suite 890		
City:	Los Angeles	State: CA	Zip Code: 90017
Contact Person:	Diep Do		
Phone:	213-892-8270	Ext.:	Fax: 213-892-8776
Email:	ddo@chpc.net		
Participatory Role:	Consultant		

(e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	Peoples' Self-Help Housing Corp.	Architect:	RRM Design Group
Address:	3533 Empleo Street	Address:	3765 S. Higuera, Suite 102
City, State, Zip	San Luis Obispo, CA 93401	City, State, Zip:	San Luis Obispo, CA 93401
Contact Person:	Mark Wilson	Contact Person:	Darrin Cabrall
Phone:	805-540-2460 Ext.:	Phone:	805-543-1794 Ext.:
Fax:	805-544-1901	Fax:	805-543-4609
Email:	markw@pshhc.org	Email:	DJCabrall@rrmdesign.com
Attorney:	Goldfarb & Lipman	General Contractor:	Peoples' Self-Help Housing Corp.
Address:	1300 Clay Street, 11th Floor	Address:	3533 Empleo Street
City, State, Zip	Oakland, CA 94612	City, State, Zip:	San Luis Obispo, CA 93401
Contact Person:	Robert Mills	Contact Person:	Bill Loar
Phone:	510-836-6336 Ext.:	Phone:	805-540-2478 Ext.:
Fax:	510-836-1035	Fax:	805-544-1901
Email:	RMills@goldfarblipman.com	Email:	billl@pshhc.org
Tax Professional:	Gubb & Barshay	Energy Consultant:	
Address:	505 14th Street, Suite 1050	Address:	
City, State, Zip	Oakland, CA 94612	City, State, Zip:	
Contact Person:	Natalie Gubb	Contact Person:	
Phone:	415-781-6600 Ext.:	Phone:	
Fax:	415-781-6967	Fax:	
Email:	ngubb@gubbandbarshay.com	Email:	
CPA:	Tom Tomaszewski	Investor:	To be determined
Address:	3811 Tilden Drive	Address:	
City, State, Zip	El Dorado Hills, CA 95762	City, State, Zip:	
Contact Person:	Tom Tomaszewski	Contact Person:	
Phone:	916-804-5367 Ext.:	Phone:	
Fax:		Fax:	
Email:	tomcpa@directcon.net	Email:	
Consultant	California Housing Partnership Co	Market Analyst:	Collier's International
Address:	600 Wilshire Blvd., Suite 890	Address:	20411 SW Birch Street, Ste. 310
City, State, Zip	Los Angeles, CA 90017	City, State, Zip:	Newport Beach, CA 92660
Contact Person:	Diep Do	Contact Person:	Michael Thiel
Phone:	213-892-8270 Ext.:	Phone:	949-751-2723 Ext.:
Fax:	213-892-8776	Fax:	
Email:	ddo@chpc.net	Email:	michael.thiel@colliers.com
Appraiser:	Collier's International	CNA Consultant:	Zeffert & Associates
Address:	20411 SW Birch Street, Ste. 310	Address:	2800 Momentum Place
City, State, Zip	Newport Beach, CA 92660	City, State, Zip:	Chicago, IL 60689
Contact Person:	Michael Thiel	Contact Person:	David Bell
Phone:	949-751-2723 Ext.:	Phone:	800-820-4079 Ext.:
Fax:		Fax:	
Email:	michael.thiel@colliers.com	Email:	Dbell@zeffert.com
Bond Issuer:	CA Municipal Finance Authority	Prop. Mgmt. Co.:	The Duncan Group
Address:	2111 Palomar Airport Rd. Ste 320	Address:	3533 Empleo Street
City, State, Zip:	Carlsbad, CA 92011	City, State, Zip:	San Luis Obispo, CA 93401
Contact Person:	Ben Barker	Contact Person:	Griselda Arredondo
Phone:	760-960-1266 Ext.:	Phone:	805-540-2461 Ext.:
Fax:	760-683-3390	Fax:	805-544-1901
Email:	bbarker@cmfa-ca.com	Email:	griseldaa@pshhc.org

2nd Prop. Mgmt. Co.:	
Address:	
City, State, Zip:	
Contact Person:	
Phone:	Ext.:
Fax:	
Email:	

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>N/A</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? No

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>23</u>	No. of Existing Buildings	<u>1</u>
No. of Occupied Buildings	<u>1</u>	No. of Existing Units	<u>40</u>
No. of Stories	<u>3</u>		
Current Use:	<u>Existing HUD 202 senior affordable housing project.</u>		

C. Purchase Information

Name of Seller:	<u>Los Robles Terrace, Inc.</u>	Signatory of Seller:	<u>John Fowler</u>
Date of Purchase Contract or Option:	<u>6/26/2014</u>	Purchased from Affiliate:	<u>Yes</u>
Expiration Date of Option:	<u>12/31/2014</u>	If yes, broker fee amount to affiliate?	<u>No</u>
Purchase Price:	<u>\$3,330,000</u>	Special Assessment(s):	
Phone:	<u>805-540-2460</u>	Ext.:	
Holding Costs per Month:		Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u>1.00%</u>	Total Projected Holding Costs:	

D. Project, Land, Building and Unit Information

Project Type

Single Room Occupancy:	<u>N/A</u>	Single Family Home:	<u>N/A</u>
Detached 2, 3, or 4 Family:	<u>N/A</u>	Housing Cooperative:	<u>N/A</u>
Tenant Homeownership:	<u>N/A</u>	One or Two Story Garden:	<u>N/A</u>
Townhouse/Row House:	<u>N/A</u>	Condominium:	<u>N/A</u>
Inner City Infill Site:	<u>N/A</u>		
Two or More Story With an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>3</u>
Two or More Story Without an Elevator:	<u>N/A</u>	if yes, enter number of stories:	
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other:	<u>(specify here)</u>		

E. Land

 x Feet or 0.59 Acres 25,570 Square Feet
 If irregular, specify measurements in feet, acres, and square feet:
2 parcels: 114 x 200, 163 x 150

F. Building Information

Total Number of Buildings: 1 Residential Buildings: 1
 Community Buildings: Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	40
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	39
Total number of low-income units:	39
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	18,578
Total square footage of low-income units:	18,578
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total community room square footage:	2,291
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	515
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total Square Footage of All Project Structures (excluding commercial/retail):	21,384

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" +
 "total parking structure square footage")

Total Project Cost per Unit

\$158,417

Total Residential Project Cost per Unit

\$158,417

Total Eligible Basis per Unit

\$139,803

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other:	N/A

Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:

For 4% federal applications only:	
Rural area consistent with TCAC methodology	Yes

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	N/A		
NEPA	6/1/2014		6/18/2014
Toxic Report	N/A		
Soils Report	N/A		
Coastal Commission Approval	N/A		
Article 34 of State Constitution	N/A		
Site Plan			
Design Review			
Conditional Use Permit Approved or Required	N/A		
Variance Approved or Required	N/A		

	Project and Site Information	
Current Land Use Designation	R-4 Medium Density Residential	
Current Zoning and Maximum Density	R-4 Medium Density Residential	
Proposed Zoning and Maximum Density	R-4 Medium Density Residential	
Does this site have Inclusionary Zoning?	No	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	N/A - already constructed	
Required Parking Ratio	N/A - already constructed	
Is site in a Redevelopment Area?	No	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	N/A	/	
	Site Acquired	12	/	2014
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	6	/	2014
	Grading Permit	12	/	2014
	Building Permit	12	/	2014
CONSTRUCTION FINANCING	Loan Application	6	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	12	/	2014
PERMANENT FINANCING	Loan Application	6	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	3	/	2016
OTHER LOANS AND GRANTS	Type and Source: <u>Seller Carryback Note</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	6	/	2014
	Type and Source: <u>Income from Operations</u>	N/A	/	
	Application	6	/	
	Closing or Award	3	/	2016
	Type and Source: <u>Transferred Reserves</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	12	/	2014
	Type and Source: _____	N/A	/	
	Application		/	
	Closing or Award		/	
	Type and Source: _____	N/A	/	
	Application		/	
	Closing or Award		/	
	Type and Source: _____	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	3	/	2015
	Construction Start	12	/	2014
	Construction Completion	10	/	2015
	Placed In Service	10	/	2015
	Occupancy of All Low-Income Units	12	/	2015

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Wells Fargo Bank Construction Loan	15	3.650%	\$3,916,373
2) Seller Carryback Note	15	3.140%	\$1,784,106
3) Transferred Reserves			\$159,345
4) LP Equity (Net)			\$112,812
5) Cost Deferred Until Conversion			\$364,033
6)			
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$6,336,669

1) Lender/Source: Wells Fargo Bank Construction Loan
 Street Address: 45 Fremont Street, 9th Floor
 City: San Francisco, CA 94105
 Contact Name: Eric Leimbach
 Phone Number: 415-396-0526 Ext.:
 Type of Financing: Tax-exempt construction loan
 Is the Lender/Source Committed? Yes

2) Lender/Source: Seller Carryback Note
 Street Address: 3533 Empleo Street
 City: San Luis Obispo, CA 93401
 Contact Name: Mark Wilson
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Seller note
 Is the Lender/Source Committed? Yes

3) Lender/Source: Transferred Reserves
 Street Address: 3533 Empleo Street
 City: San Luis Obispo, CA 93401
 Contact Name: Mark Wilson
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Existing replacement reserves
 Is the Lender/Source Committed? Yes

4) Lender/Source: LP Equity (Net)
 Street Address: Investor to be determined
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

5) Lender/Source: Cost Deferred Until Conversion
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes

6) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

7) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Wells Fargo/CCRC - Tranche A	35	5.500%		\$46,256	\$717,800
2) Wells Fargo/CCRC - Section 8 Tranche	35	5.500%		\$106,349	\$1,650,300
3) Seller Carryback Note	55	3.140%	Residual		\$1,784,106
4) Transferred Reserves					\$159,345
5) Income from Operations					\$150,000
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$4,461,551
Total Tax Credit Equity:					\$1,875,118
Total Sources of Project Funds:					\$6,336,669

- | | |
|--|---|
| <p>1) Lender/Source: Wells Fargo/CCRC - Tranche A
 Street Address: 45 Fremont Street, 9th Floor
 City: San Francisco, CA 94105
 Contact Name: Eric Leimbach
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Tax-exempt permanent loan
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: Wells Fargo/CCRC - Section 8 Tranche
 Street Address: 45 Fremont Street, 9th Floor
 City: San Francisco, CA 94105
 Contact Name: Eric Leimbach
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Section 8 tax-exempt permanent
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: Seller Carryback Note
 Street Address: 3533 Empleo Street
 City: San Luis Obispo, CA 93401
 Contact Name: Mark Wilson
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Seller Note
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Transferred Reserves
 Street Address: 3533 Empleo Street
 City: San Luis Obispo, CA 93401
 Contact Name: Mark Wilson
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Existing reserve transfer
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: Income from Operations
 Street Address: 3533 Empleo Street
 City: San Luis Obispo, CA 93401
 Contact Name: Mark Wilson
 Phone Number: 805-540-2460 Ext.:
 Type of Financing: Operating net income
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |
| <p>7) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> | <p>8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |

9) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

10) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

11) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

12) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

Yes

CDLAC Allocation?

No

Date application was submitted to CDLAC (no later than TCAC application deadline):

6/30/2014

Date application was approved by CDLAC:

David Bell

TBD

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

12/16/2014

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)):

66.00%

Name of Bond Issuer (Reg. Section 10326(e)(1)):

CA Municipal Finance Authority

Will project have Credit Enhancement?

No

If Yes, identify the entity providing the Credit Enhancement:

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

(select one)

(specify here)

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
SRO/Studio	1	\$362	\$362	\$33	\$395	30%	30.0%
SRO/Studio	3	\$559	\$1,677	\$33	\$592	45%	45.0%
SRO/Studio	6	\$625	\$3,750	\$33	\$658	50%	50.0%
1 Bedroom	3	\$386	\$1,158	\$37	\$423	30%	30.0%
1 Bedroom	3	\$598	\$1,794	\$37	\$635	45%	45.0%
1 Bedroom	23	\$668	\$15,364	\$37	\$705	50%	50.0%
Total # Units:	39	Total:	\$24,105		Average:	47.2%	

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units.

TCAC Regulation Section 10326(g)(6) requires at least 1 manager's unit for every 80 residential units.

Special Needs projects may demonstrate 24-hour desk staffing in lieu of an onsite manager's unit.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
1 Bedroom	1		
Total # Units:	1	Total:	

No

Special Needs project with 24-hour desk staffing

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$24,105
Aggregate Annual Rents For All Units:	\$289,260

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	39
Length of Contract (years):	15
Expiration Date of Contract:	12/31/1931
Total Projected Annual Rental Subsidy:	\$128,736

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$1,775
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$1,775
Total Annual Potential Gross Income:	\$419,771

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:	\$33	\$37				
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: (specify here)						
Total:	\$33	\$37				

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

HUD / LA LAMOD

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$500
	Legal:	
	Accounting/Audit:	\$12,920
	Security:	\$5,800
	Other: Training, office, phone	\$8,240
	Total Administrative:	\$27,460
Management	Total Management:	\$28,200
Utilities	Fuel:	
	Gas:	\$3,500
	Electricity:	\$18,000
	Water/Sewer:	\$13,500
	Total Utilities:	\$35,000
Payroll / Payroll Taxes	On-site Manager:	\$24,531
	Maintenance Personnel:	\$21,150
	Other: Payroll Taxes & Benefits	\$27,423
	Total Payroll / Payroll Taxes:	\$73,104
	Total Insurance:	\$7,900
Maintenance	Painting:	\$1,200
	Repairs:	\$12,150
	Trash Removal:	\$2,000
	Exterminating:	\$550
	Grounds:	\$6,300
	Elevator:	\$1,850
	Other: Other Maintenance	\$3,450
	Total Maintenance:	\$27,500
Other Expenses	Other: Bond Issuer Fee (CMFA)	\$4,000
	Other: Misc taxes/license/permits	\$775
	Other:	
	Other:	
	Other:	
	Total Other Expenses:	\$4,775

Total Expenses

Total Annual Residential Operating Expenses:	\$203,939
Total Number of Units in the Project:	40
Total Annual Operating Expenses Per Unit:	\$5,098
Total 3-Month Operating Reserve:	\$93,973
Total Annual Internet Expense (site amenity election):	*
Total Annual Services Amenities Budget (from project expenses):	\$3,200 *
Total Annual Reserve for Replacement:	\$16,152 *
Total Annual Real Estate Taxes:	*

* Please include in the identified lines on **THIS** page and **NOT** on any of the line items on Page 18. Please note that these will still need to be included when determining the net cash flow in the 15 year proforma.

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) <u>NOT</u> lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$3,916,373
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Redevelopment Set-aside Funds		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)		
Private:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:		Approval Date:	
Source:		Source:	
If Section 8:		If Section 8:	(select one)
Percentage:		Percentage:	
Units Subsidized:		Units Subsidized:	
Amount Per Year:		Amount Per Year:	
Total Subsidy:		Total Subsidy:	
Term:		Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:	\$417,966	Rent Sup / RAP:	
If Section 8:	Project-based contract		
HUD SHP:			
Will the subsidy continue?:	Yes	Other:	(specify here)
If yes enter amount:	\$417,966 max annual	Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$190,966	10	\$1,909,660
1 Bedroom	\$220,182	30	\$6,605,460
2 Bedrooms	\$265,600		
3 Bedrooms	\$339,968		
4+ Bedrooms	\$378,746		
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		40	\$8,515,120
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds and required by a public awarding body to pay state		<input checked="" type="checkbox"/> Yes	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		<input type="checkbox"/> No	
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: <input type="text" value="N/A"/>		<input type="checkbox"/> No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required.		<input type="checkbox"/> No	
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		<input type="checkbox"/> No	
(i) Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Affordable Units: <input type="text" value="39"/> Total Affordable Units @ 50% to 36% of AMI: <input type="text" value="35"/>		<input checked="" type="checkbox"/> Yes	\$7,578,457
(j) Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Affordable Units: <input type="text" value="39"/> Total Affordable Units @ 35% of AMI or Below: <input type="text" value="4"/>		<input checked="" type="checkbox"/> Yes	\$1,703,024
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$17,796,601

HIGH COST TEST

Total Eligible Basis

\$5,592,123

Percentage of the Adjusted Threshold Basis Limit

31.422%

ITEM (e) Features

REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.**THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.

- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.

- N/A** 3 Newly constructed project buildings shall be 45% or more energy efficient than current Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.

- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.

- N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.

- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.

- N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.

- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.

- N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Wells Fargo/CCRC - Tranche A	2)Wells Fargo/CCRC - Section 8 Tranche B	3)Seller Carryback Note	4)Transferred Reserves	5)Income from Operations	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$260,000	\$260,000					\$260,000										\$260,000		
² Demolition																			
Legal	\$5,000	\$5,000		\$5,000													\$5,000		
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$265,000	\$265,000		\$5,000			\$260,000										\$265,000		
Existing Improvements Value	\$3,070,000	\$3,070,000		\$126,194		\$1,419,700	\$1,524,106										\$3,070,000		\$3,070,000
² Off-Site Improvements																			
Total Acquisition Cost	\$3,070,000	\$3,070,000		\$126,194		\$1,419,700	\$1,524,106										\$3,070,000		\$3,070,000
Total Land Cost / Acquisition Cost	\$3,335,000	\$3,335,000		\$131,194		\$1,419,700	\$1,784,106										\$3,335,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Transferred Reserves	\$159,345	\$159,345						\$159,345									\$159,345		
REHABILITATION																			
Site Work																			
Structures	\$1,056,700	\$1,056,700		\$108,300	\$717,800	\$230,600											\$1,056,700	\$1,056,700	
General Requirements	\$63,402	\$63,402		\$63,402													\$63,402	\$63,402	
Contractor Overhead	\$31,701	\$31,701		\$31,701													\$31,701	\$31,701	
Contractor Profit	\$31,701	\$31,701		\$31,701													\$31,701	\$31,701	
Prevailing Wages																			
General Liability Insurance	\$23,670	\$23,670		\$23,670													\$23,670	\$23,670	
Other: (Specify)																			
Total Rehabilitation Costs	\$1,207,174	\$1,207,174		\$258,774	\$717,800	\$230,600											\$1,207,174	\$1,207,174	
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$39,626	\$39,626		\$39,626													\$39,626	\$39,626	
Supervision	\$13,209	\$13,209		\$13,209													\$13,209	\$13,209	
Total Architectural Costs	\$52,835	\$52,835		\$52,835													\$52,835	\$52,835	
Total Survey & Engineering	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$112,700	\$112,700		\$112,700													\$112,700	\$75,100	
Origination Fee	\$29,400	\$29,400		\$29,400													\$29,400	\$29,400	
Credit Enhancement/Application Fee																			
Bond Premium																			
Cost of Issuance																			
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000	\$20,000	
Taxes																			
Insurance	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000	
Bond Counsel	\$50,000	\$50,000		\$50,000													\$50,000		
Construction Lender Expenses	\$25,000	\$25,000		\$25,000													\$25,000	\$25,000	
Total Construction Interest & Fees	\$247,100	\$247,100		\$247,100													\$247,100	\$159,500	
PERMANENT FINANCING																			
Loan Origination Fee	\$17,800	\$17,800		\$17,800													\$17,800		
Credit Enhancement/Application Fee																			
Title & Recording	\$5,000	\$5,000		\$5,000													\$5,000		
Taxes																			
Insurance																			
Borrower Legal - Permanent	\$5,000	\$5,000		\$5,000													\$5,000		

IV. SOURCES AND USES BUDGET					Permanent Sources															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Wells Fargo/CCRC - Tranche A	2)Wells Fargo/CCRC - Section 8 Tranche B	3)Seller Carryback Note	4)Transferred Reserves	5)Income from Operations	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
Permanent Lender Legal	\$15,000	\$15,000		\$15,000													\$15,000			
Total Permanent Financing Costs	\$42,800	\$42,800		\$42,800													\$42,800			
Subtotals Forward	\$5,054,254	\$5,054,254		\$742,703	\$717,800	\$1,650,300	\$1,784,106	\$159,345									\$5,054,254	\$1,429,509	\$3,070,000	
LEGAL FEES																				
Lender Legal Paid by Applicant	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000		
Borrower Legal - Construction	\$25,000	\$25,000		\$25,000													\$25,000	\$25,000		
Total Attorney Costs	\$55,000	\$55,000		\$55,000													\$55,000	\$55,000		
RESERVES																				
Rent Reserves																				
Capitalized Rent Reserves																				
3-Month Operating Reserve	\$93,973	\$93,973						\$93,973									\$93,973			
Replacement Reserves	\$40,000	\$40,000						\$40,000									\$40,000			
Total Reserve Costs	\$133,973	\$133,973						\$133,973									\$133,973			
APPRAISAL																				
Total Appraisal Costs	\$10,000	\$10,000		\$10,000													\$10,000		\$9,255	
Total Contingency Cost	\$136,652	\$136,652		\$136,652													\$136,652	\$136,652		
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees	\$19,869	\$19,869		\$19,869													\$19,869			
Environmental Audit	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000		
Local Development Impact Fees																				
Permit Processing Fees	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000		
Capital Fees																				
Marketing	\$15,000	\$15,000		\$15,000													\$15,000			
Furnishings																				
Market Study	\$7,500	\$7,500		\$7,500													\$7,500			
Accounting/Reimbursables																				
Soft Cost Contingency	\$37,300	\$37,300		\$37,300													\$37,300	\$37,300		
Temporary Relocation	\$100,000	\$100,000		\$83,973				\$16,027									\$100,000	\$100,000		
CDLAC Fees	\$1,371	\$1,371		\$1,371													\$1,371			
Bond Issuer Fees (CMFA)	\$11,343	\$11,343		\$11,343													\$11,343			
Other: (Specify)																				
Other: (Specify)																				
Total Other Costs	\$217,383	\$217,383		\$201,356				\$16,027									\$217,383	\$162,300		
SUBTOTAL PROJECT COST	\$5,607,262	\$5,607,262		\$1,145,711	\$717,800	\$1,650,300	\$1,784,106	\$159,345	\$150,000								\$5,607,262	\$1,783,461	\$3,079,255	
DEVELOPER COSTS																				
Developer Overhead/Profit	\$729,407	\$729,407		\$729,407													\$729,407	\$267,519	\$461,888	
Consultant/Processing Agent																				
Project Administration																				
Broker Fees Paid to a Related Party																				
Const. Oversight by Developer																				
Other: (Specify)																				
Total Developer Costs	\$729,407	\$729,407		\$729,407													\$729,407	\$267,519	\$461,888	
TOTAL PROJECT COST	\$6,336,669	\$6,336,669		\$1,875,118	\$717,800	\$1,650,300	\$1,784,106	\$159,345	\$150,000								\$6,336,669	\$2,050,980	\$3,541,143	
Note: Syndication Costs may not be included as a project cost.																	Bridge Loan Expense During Construction:			
Calculate Maximum Developer Fee using the eligible basis subtotals.																	Total Eligible Basis:			
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					1,875,118	717,800	1,650,300	1,784,106	159,345	150,000								\$2,050,980	\$3,541,143	

¹ Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land).

² Required: include a detailed explanation of *Demolition* and *Offsite Improvements* requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

V. BASIS AND CREDITS SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	30% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:	\$2,050,980	\$3,541,143
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Total Ineligible Amounts:		
Total Eligible Basis Amount Voluntarily Excluded:		
Total Basis Reduction:		
Total Requested Unadjusted Eligible Basis:	\$2,050,980	\$3,541,143
High Cost Area Adjustment :	100%	100%
Total Adjusted Eligible Basis:	\$2,050,980	\$3,541,143
Applicable Fraction:	100%	100%
Qualified Basis:	\$2,050,980	\$3,541,143
Total Qualified Basis:	\$5,592,123	

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Qualified Basis:	\$2,050,980	\$3,541,143
*Applicable Percentage:	3.36%	3.36%
Subtotal Annual Federal Credit:	\$68,913	\$118,982
Total Combined Annual Federal Credit:	\$187,895	

*Applicants are required to use this percentage in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$6,336,669
Permanent Financing	\$4,461,551
Funding Gap	\$1,875,118
Federal Tax Credit Factor	\$0.90573

The federal tax credit factor must be between \$0.90 and \$1.10.

APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION. If your equity pricing is less than \$0.90 you must contact TCAC staff to discuss prior to submitting your application.

Total Credits Necessary for Feasibility	\$2,070,280
Annual Federal Credit Necessary for Feasibility	\$207,028
Maximum Annual Federal Credits	\$187,895
Equity Raised From Federal Credit	\$1,701,827
Remaining Funding Gap	\$173,291

D. Determination of State Credit

Qualified Basis

(only rehabilitation or new construction basis, except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor)

NC/Rehab	Acquisition
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\$2,050,980	\$3,541,143
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(.13 federally-subsidized)

Factor Amount

13%

Maximum Total State Credit

\$266,627	\$0
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E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor

\$0.64994

The state tax credit factor must be between \$0.60 and \$0.75. APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION.

State Credit Necessary for Feasibility	\$266,627
Maximum State Credit	\$266,627
Equity Raised From State Credit	\$173,291
Remaining Funding Gap	\$0

FUNDING GAP MUST NOT EXCEED ZERO

VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

Select from the following:

7 or more projects in service over 3 years (6 Points)

General Partner Name:

Peoples' Self-Help Housing Corporation

To receive points under this subsection for projects in existence for over 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant that the projects for which it is requesting points have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience:	6
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A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed over 3 years (3 Points)

Management Company Name:

The Duncan Group

Total Points for Management Company Experience:	3
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Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience:	9
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B. Housing Needs**Maximum 10 Points**

Select one:

Senior Projects**10 Points**

Total Points for Housing Needs:	10
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C. Site & Service Amenities**Maximum 25 Points****C(1) Site Amenities****Maximum 15 Points**

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application, except under the Public School subsection as indicated in Regulation Section 10325(c)(5)(A)(5). The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not include physical barriers. The map must show the distance of the site amenities from the development site. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Amenities may include:

a) Transit-Oriented Development Strategy

- | | |
|---|-----------------|
| (i) Located where there is a transit station, rain station, commuter rail station, bus station, or public bus stop within 1/4 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday, and the project's density exceeds 25 units per acre. | 7 Points |
| (ii) The project site is within 1/4 mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 6 Points |
| (iii) The project site is within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 5 Points |
| (iv) The project site is located within 1/4 mile of a regular public bus stop or a rapid transit system stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) | 4 Points |
| (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop. | 3 Points |

Select one:

(iv)

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit-Oriented Development Strategy Amenity:	4
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b) Public Park

- (i) The site is within 1/4 mile of a public park (1/2 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public.

3 Points

Joint-use agreement (if yes, please provide a copy)

N/A

- (ii) The site is within 1/2 mile (1 mile for Rural set-aside).

2 Points

Select one:

N/A**Total Points for Public Park Amenity: 0****c) Book-Lending Public Library**

- (i) The site is within 1/4 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1/2 mile for Rural set-aside projects).

3 Points

- (ii) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects).

2 Points

Select one:

N/A**Total Points for Public Library Amenity: 0****d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market**Please refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/4 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects).

5 Points

- (ii) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects).

4 Points

- (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects).

3 Points

- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects).

4 Points

- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects).

3 Points

- (vi) The site is within 1/4 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year.

2 Points

- (vii) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year.

1 Point

Select one:

(i)**Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity: 5**

e) Public Elementary, Middle, or High School

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**

- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one: **N/A**

Total Points for Public Elementary, Middle, or High School Amenity:	0
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f) Senior Developments: Daily Operated Senior Center

- (i) For a **senior development** the project site is within 1/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1/2 mile for Rural set-aside). **3 Points**

- (ii) The project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural Set-aside). **2 Points**

Select one: **N/A**

Total Points for Daily Operated Senior Center Amenity:	0
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g) Special Needs or SRO Development: Population Specific Service Oriented Facility

- (i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

- (ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: **N/A**

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

- (i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

- (ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: **(ii)**

Total Points for Medical Clinic or Hospital Amenity:	2
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i) Pharmacy

- (i) The site is within 1/4 mile of a pharmacy (1/2 mile for Rural Set-aside). (This category may be combined with the other site amenities above).
- (ii) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above).

2 Points

1 Point

Select one:

(i)

Total Points for Pharmacy:	2
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j) In-unit High Speed Internet Service

- (i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points.
- (ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points.

2 Points

3 Points

Select one:

N/A

Total Points for Internet Service:	0
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Total Points for Site Amenities:	13
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Site Amenity Contact List:

Amenity Name: Paso Express
Address: 30th & Spring Street
City, Zip: Paso Robles CA 93446
Contact Person: Customer Srvice Desk
Phone: (805) 239-8747 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: pasoexpress.com
Distance in miles: 223 ft

Amenity Name: City Library
Address: 1000 Spring Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 237-3870 Ext.:
Amenity Type: Book-Lending Public Library
Website: pricity.com/library/index.asp
Distance in miles: 1.3 miles

Amenity Name: Georgia Elementary
Address: 525 36th Street
City, Zip: Paso Robles, CA 93446
Contact Person:
Phone: (805) 769-1200 Ext.:
Amenity Type: Public Elementary/Middle/High Sch
Website: pasoschools.org
Distance in miles: .6 miles

Amenity Name: N. County Care Minor Emergency
Address: 636 Spring Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 238-2422 Ext.:
Amenity Type: Medical Clinic/Hospital
Website:
Distance in miles: 1.6 miles

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name: Downtown City Park
Address: Park Street & 11 th Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 237-3991 Ext.:
Amenity Type: Public Park
Website: pricity.com/city-park.asp
Distance in miles: 1.4 miles

Amenity Name: La Reyna Tortilla y Deli
Address: 532 24th Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 238-9909 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: lareynamarket.com
Distance in miles: .05 miles

Amenity Name: Paso Robles Senior Citizens
Address: 270 Scott Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 237-3880 Ext.:
Amenity Type: Senior Center
Website: pricity.com/senior-center.asp
Distance in miles: 4.3 miles

Amenity Name: Rite-Aid
Address: 2424 Spring Street
City, Zip: Paso Robles, CA 93446
Contact Person: Customer Service Desk
Phone: (805) 772-6198 Ext.:
Amenity Type: Pharmacy
Website: riteaid.com
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category, physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 10 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 miles for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

Yes	(1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms.	5 points
N/A	Service Coordinator as listed above, except: Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms.	3 points
Yes	(2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms.	5 points

<u>N/A</u>	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
<u>N/A</u>	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	7 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	5 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	3 points
<u>N/A</u>	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
<u>N/A</u>	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
<u>N/A</u>	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
<u>N/A</u>	(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
<u>N/A</u>	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points
<u>N/A</u>	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not	5 points

limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. **Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.**

<u>N/A</u>	Service Coordinator or Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Case Manager to 600 bedrooms.	3 points
<u>N/A</u>	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	5 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
<u>N/A</u>	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
<u>N/A</u>	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
<u>N/A</u>	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The service budget spreadsheet must be completed.	Total Points for Service Amenities:	10
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D. Sustainable Building Methods**Maximum 10 Points**

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING

APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THIS APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**D(1) New Construction and Adaptive Reuse projects select from the following features:**

N/A (i) Develop the project in accordance with the minimum requirements with any one of the following programs:
N/A **0 Points**

(ii) Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2008 Title 24, Part 6 of the California Building Code (2008 Title 24):

N/A Low Rise (1-3 habitable stories)

N/A

0 Points

N/A Multifamily of 4+ habitable stories

N/A

0 Points

N/A (iii) Develop the project beyond the minimum requirements of the program chosen in section (i) above:

LEED

N/A

0 Points

GreenPoint Rated Multifamily Guidelines

N/A

0 Points**D(2) Rehabilitation projects select from the following features:**

N/A (iv) Develop the project in accordance with the minimum requirements with any one of the following programs:
N/A **0 Points**

N/A (v) Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation:
Improvement over current:

N/A

0 Points

N/A (vi) Develop the project beyond the minimum requirements of the program chosen in section (i) above:

LEED

N/A

GreenPoint Rated Existing Home Multifamily Program

N/A

0 Points**0 Points**

2011 Enterprise Green Communities

N/A

0 Points

N/A (vii) Additional rehabilitation project measures (chose one or more of the following three categories):

(A) PHOTOVOLTAIC / SOLAR

N/A

0 Points

N/A (B) SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING:

0 Points

1. Develop project-specific maintenance manual, including information on all energy and green building features
2. Certify building management staff in sustainable building operations (BPI or equivalent)
3. Undertake formal building systems commissioning, retro-commissioning, or re-commissioning

N/A

(C INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS

0 Points

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(H) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

Total Points For Sustainable Building Methods:

0

E. Lowest Income**Maximum 52 Points****E(1) Lowest Income Restriction for All Units****50 Points**

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

***Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.**

****60% AMI is included as a place-holder and will not receive any additional points.**

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
	15%	0	5	7.5	10	12.5	15	17.5
	10%	0	2.5	5	7.5	10	12.5	15

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
4	30	10.26	10	15
	35	0.00	0	0
	40	0.00	0	0
6	45	15.38	15	10
	50	0.00	0	0
29	50 -Rural only	74.36	50	25
	55 -Rural only	0.00	0	0
	60	0.00	0	0
39	Total Points Requested:			50

***IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E626 BLANK.**

E(2) Lowest Income for 10% of Total Restricted Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	0	0	0.0000
1 BR	29	3	0.1034
SRO	10	1	0.1000
Total:	39	4	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points:

2

Total Points for Lowest Income:

52

F. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 20 points. Within the application the following must be delivered (see Checklist Items for additional information):

Readiness to Proceed

Maximum 20 Points

- | | | |
|------------|--|-----------------|
| Yes | (i) Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees | 5 points |
| Yes | (ii) Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary | 5 points |
| Yes | (iii) All necessary public/tribal approvals except building permits | 5 points |
| Yes | (iv) Design review approval | 5 points |

20 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (a grading permit does not meet this requirement), and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See [Appendix](#) for requirements).

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met, up to a maximum of 15 points. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

Total Points for Readiness to Proceed:	20
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 126, Minimum Points Required: 112

(Do Not Submit An Application If You Do Not Have The Minimum Points Required)

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
A(1) <i>General Partner Experience</i>	6	6	
A(2) <i>Management Company Experience</i>	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	23	25	23
C(1) <i>Site Amenities</i>	13	15	
C(2) <i>Service Amenities</i>	10	10	
D. Sustainable Building Methods	0	10	0
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
E(1) <i>Lowest Income</i>	50.0	50.0	
E(2) <i>10% of Units Restricted @ 30% AMI</i>	2	2	
F. Readiness to Proceed	20	20	20
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			114.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

Loan term (years)	15
Interest rate (annual)	6.0%
DSC ratio	1.15

Loan amount per TCAC underwriting standards:	<u>\$901,704</u>
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Actual Tranche B loan amount:	<u>\$1,650,300</u>
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Comments or additional information as necessary:

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15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$289,260	\$296,492	\$303,904	\$311,501	\$319,289	\$327,271	\$335,453	\$343,839	\$352,435	\$361,246	\$370,277	\$379,534	\$389,023	\$398,748	\$408,717
Less Vacancy	5.00%	-14,463	-14,825	-15,195	-15,575	-15,964	-16,364	-16,773	-17,192	-17,622	-18,062	-18,514	-18,977	-19,451	-19,937	-20,436
Rental Subsidy	1.025	128,736	131,954	135,253	138,635	142,100	145,653	149,294	153,027	156,852	160,774	164,793	168,913	173,136	177,464	181,901
Less Vacancy	5.00%	-6,437	-6,598	-6,763	-6,932	-7,105	-7,283	-7,465	-7,651	-7,843	-8,039	-8,240	-8,446	-8,657	-8,873	-9,095
Miscellaneous Income	1.025	1,775	1,819	1,865	1,911	1,959	2,008	2,058	2,110	2,163	2,217	2,272	2,329	2,387	2,447	2,508
Less Vacancy	5.00%	-89	-91	-93	-96	-98	-100	-103	-105	-108	-111	-114	-116	-119	-122	-125
Total Revenue		\$398,782	\$408,752	\$418,971	\$429,445	\$440,181	\$451,186	\$462,465	\$474,027	\$485,878	\$498,025	\$510,475	\$523,237	\$536,318	\$549,726	\$563,469
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$27,460	\$28,421	\$29,416	\$30,445	\$31,511	\$32,614	\$33,755	\$34,937	\$36,160	\$37,425	\$38,735	\$40,091	\$41,494	\$42,946	\$44,449
Management		28,200	29,187	30,209	31,266	32,360	33,493	34,665	35,878	37,134	38,434	39,779	41,171	42,612	44,104	45,647
Utilities		35,000	36,225	37,493	38,805	40,163	41,569	43,024	44,530	46,088	47,701	49,371	51,099	52,887	54,738	56,654
Payroll & Payroll Taxes		73,104	75,663	78,311	81,052	83,889	86,825	89,863	93,009	96,264	99,633	103,120	106,730	110,465	114,331	118,333
Insurance		7,900	8,177	8,463	8,759	9,065	9,383	9,711	10,051	10,403	10,767	11,144	11,534	11,937	12,355	12,788
Maintenance		27,500	28,463	29,459	30,490	31,557	32,661	33,805	34,988	36,212	37,480	38,791	40,149	41,554	43,009	44,514
Other Operating Expenses		4,775	4,942	5,115	5,294	5,479	5,671	5,870	6,075	6,288	6,508	6,736	6,971	7,215	7,468	7,729
Total Operating Expenses		\$203,939	\$211,077	\$218,465	\$226,111	\$234,025	\$242,216	\$250,693	\$259,467	\$268,549	\$277,948	\$287,676	\$297,745	\$308,166	\$318,952	\$330,115
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	3,200	3,312	3,428	3,548	3,672	3,801	3,934	4,071	4,214	4,361	4,514	4,672	4,835	5,005	5,180
Replacement Reserve		16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152	16,152
Real Estate Taxes	1.020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$223,291	\$230,541	\$238,044	\$245,811	\$253,849	\$262,168	\$270,779	\$279,691	\$288,915	\$298,461	\$308,342	\$318,569	\$329,153	\$340,108	\$351,447
Cash Flow Prior to Debt Service		\$175,491	\$178,211	\$180,926	\$183,634	\$186,332	\$189,018	\$191,687	\$194,336	\$196,963	\$199,563	\$202,133	\$204,668	\$207,165	\$209,618	\$212,022
MUST PAY DEBT SERVICE																
Wells Fargo/CCRC - Tranche A		46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256	46,256
Wells Fargo/CCRC - Section 8 Tranche B		106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349	106,349
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605	\$152,605
Cash Flow After Debt Service		\$22,886	\$25,606	\$28,321	\$31,029	\$33,727	\$36,413	\$39,082	\$41,731	\$44,358	\$46,958	\$49,528	\$52,063	\$54,560	\$57,013	\$59,417
Percent of Gross Revenue		5.45%	5.95%	6.42%	6.86%	7.28%	7.67%	8.03%	8.36%	8.67%	8.96%	9.22%	9.45%	9.66%	9.85%	10.02%
25% Debt Service Test		15.00%	16.78%	18.56%	20.33%	22.10%	23.86%	25.61%	27.35%	29.07%	30.77%	32.46%	34.12%	35.75%	37.36%	38.94%
Debt Coverage Ratio		1.150	1.168	1.186	1.203	1.221	1.239	1.256	1.273	1.291	1.308	1.325	1.341	1.358	1.374	1.389
OTHER FEES**																
LP Asset Management Fee	1.035	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093
GP Partnership Management Fee	1.035	17,886	20,000	20,700	21,425	22,174	22,950	23,754	24,585	25,446	26,336	27,258	28,212	29,199	30,221	31,279
Incentive Management Fee																
Total Other Fees		22,886	25,175	26,056	26,968	27,912	28,889	29,900	30,947	32,030	33,151	34,311	35,512	36,755	38,041	39,373
Remaining Cash Flow		\$0	\$431	\$2,265	\$4,061	\$5,815	\$7,524	\$9,182	\$10,785	\$12,329	\$13,808	\$15,217	\$16,552	\$17,805	\$18,972	\$20,045
Deferred Developer Fee**																
Residual or Soft Debt Payments**																
Seller Carryback Note		\$0	\$431	\$2,265	\$4,061	\$5,815	\$7,524 #	\$9,182 #	\$10,785 #	\$12,329	\$13,808	\$15,217	\$16,552	\$17,805	\$18,972	\$20,045

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.